Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

24 Radnor Close,
Bury St. Edmunds, Suffolk, IP32 7JL

Guide Price
£495,000

Extended and much improved detached family home

This beautifully presented detached house provides an excellent level of accommodation, making it perfect for growing families or indeed anyone looking for a spacious home, in an extremely well served location.

In recent years the present vendors have made significant improvements to the house which have included the refitting of the kitchen/diner, bathroom and ensuite. The house has also been substantially extended to the rear with the addition of a superb family room, with bi-folding doors opening into the enclosed gardens

The property is now offered for sale in excellent condition throughout and includes new internal doors, smooth ceilings with downlighting, quality floor coverings, a light and bright contemporary colour scheme, gas-fired central heating and uPVC sealed unit glazing.

- Extended and much improved detached house
- Located close to a wide range of amenities
- Reception hall, cloakroom, superb kitchen/diner
- Sitting room with wood burner, family room
- 4 Good sized bedrooms, refitted en-suite & bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Double garage and parking, enclosed gardens
- Early viewing highly recommended

The property occupies a pleasant cul-de-sac position and is close to a range of amenities including, a primary school, secondary school, sports complex, church, public house, coffee shop, post office, doctors surgery, community centre and Tesco Express store. The Moreton Hall Health Club with 2 swimming pools is also just opposite the turning for Winsford Road.

The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

On the ground floor: A spacious reception hallway gives access to the cloakroom, dining area and sitting room. The sitting room is of a generous size and includes a central wood burner. An opening leads into the family room which has bi-folding doors opening onto a smart patio terrace.

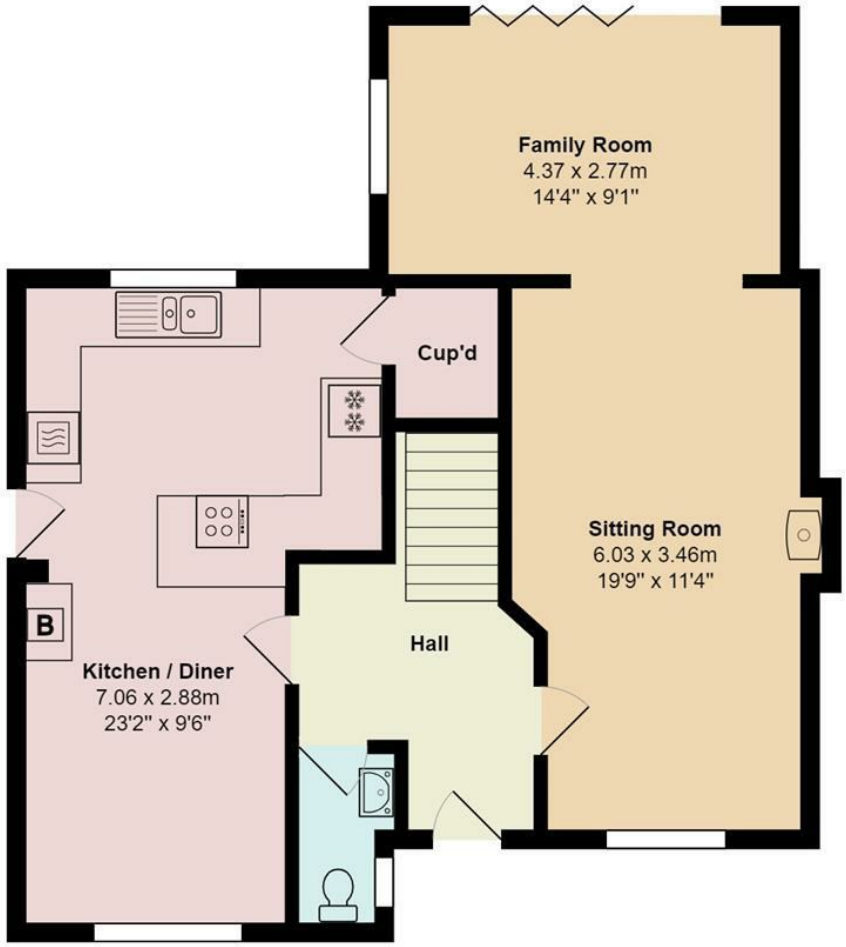
The kitchen/dining room is a fantastic space with underfloor heating, there is ample room for a good sized dining table and the kitchen area provides an excellent range of cupboard and worktop surfaces. There is an integrated double oven, induction hob and fridge freezer. In addition, there is a large understairs cupboard/pantry and a side door leading to the gardens.

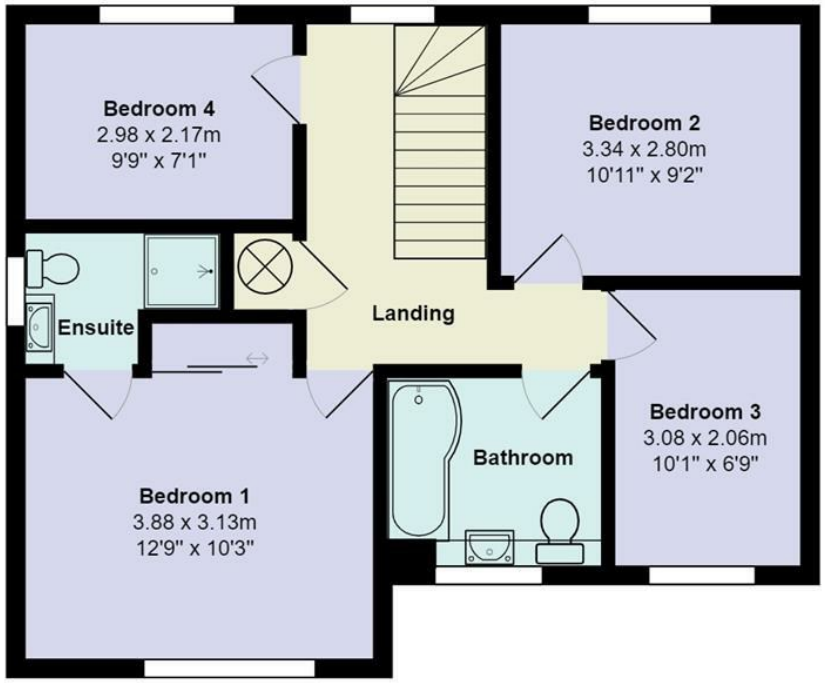
On the first floor: The light and bright landing area, with stylish glass balustrade, gives access to all 4 bedrooms and the family bathroom. A cupboard houses a pressurised water cylinder. The main bedroom includes fitted wardrobes and a smart refitted en-suite shower room. The updated family bathroom is of a generous size.

Outside
To the front of the house is a double garage with parking to the front and light and power connected. The front gardens are laid mostly to lawn with flower and shrub borders.

A side access leads to the enclosed rear gardens which are again laid to lawn and planted with a variety of shrubs and trees. The gardens include a large ceramic/porcelain paved patio- providing the perfect spot to relax with a glass of wine and enjoy the tranquillity of the gardens.

COUNCIL TAX - BAND E
ENERGY PERFORMANCE RATING D (New boiler installed since rated)





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